

**LISTING OF CLAIMS**

1. (Currently Amended) An escrow accommodation system comprising:

a server configured to facilitate an escrow transaction between:

a first escrow client subsystem disposed in a first location, said first escrow client subsystem including:

first software configured to facilitate the escrow arrangement, the first software comprising code for running customized escrow applications customized for the first location and based on input from at least one of an escrow agent, a customer, a broker, and another third party;

a first communication device operable to communicate escrow information based on instructions from said first software, said first communication device comprising a first camera configured to be operated with the first software to facilitate an online videoconference meeting regarding an existing escrow, and

a first display; and

a second escrow client subsystem disposed in a second location, said second escrow client subsystem including:

second software configured to facilitate the escrow arrangement,

a second communication device operable to communicate escrow information based on instructions from said second software, said second communication device comprising a second camera configured to be operated with the second software to facilitate the online videoconference meeting regarding an existing escrow, and

a second display;

wherein the server interfaces with a network thereby connecting said first and second client subsystems, and wherein the escrow transaction comprises a conditional delivery of items from a first party to a third party until certain conditions are satisfied followed by delivery of the items from the third party to a second party.

2. (Previously Presented) The escrow accommodation system of claim 1 wherein said first software includes code for receiving customer escrow data.

3. (Previously Presented) The escrow accommodation system of claim 1 wherein said first software includes code for displaying a list of escrow companies.

4. (Previously Presented) The escrow accommodation system of claim 3 wherein said list is customized based on user data.

5. (Previously Presented) The escrow accommodation system of claim 3 wherein said list is customized based on broker data.

6. (Previously Presented) The escrow accommodation system of claim 1 wherein said first software and said second software includes code for establishing a video-conference between said first client and said second client via said network.

7. (Previously Presented) The escrow accommodation system of claim 1 wherein said first software and said second software includes code for facilitating an escrow opening meeting online.

8. (Previously Presented) The escrow accommodation system of claim 7 wherein said first software includes code for running customized applications.

9. (Previously Presented) The escrow accommodation system of claim 8 wherein said applications are customized based on the parameters provided by an escrow agent, a customer, and/or a third party.

10. (Previously Presented) The escrow accommodation system of claim 9 wherein said third party is a real estate broker.

11. (Previously Presented) The escrow accommodation system of claim 1 wherein said first software includes code for retrieving an existing escrow account.

12. (Previously Presented) The escrow accommodation system of claim 1 wherein said first display is a flat-panel display.

13. (Previously Presented) The escrow accommodation system of claim 1 wherein said network is the Internet.

14. (Previously Presented) The escrow accommodation system of claim 1 wherein said network is a private network.

15. (Previously Presented) The escrow accommodation system of claim 1 wherein said first office is an escrow office.

16. (Previously Presented) The escrow accommodation system of claim 15, wherein the escrow office is an independent escrow office.

17. (Previously Presented) The escrow accommodation system of claim 1 including further first client subsystems disposed in respective independent escrow offices.

18. (Previously Presented) The escrow accommodation system of claim 1 wherein said second location is a broker's office.

19. (Previously Presented) The escrow accommodation system of claim 18 including further second client subsystems disposed in respective brokers offices.

20. (Previously Presented) The escrow accommodation system of claim 16 wherein said second location is a title insurance office.

21. (Previously Presented) The escrow accommodation system of claim 1 wherein said communication device is a camera.

22. (Currently Amended) An escrow accommodation method implemented using a computing device, the escrow accommodation method comprising:

providing an escrow service between a first escrow service provider at a first location and a second party at a second location, the escrow service operating using the computing device, wherein the computing device comprises code for running customized escrow applications customized for the first escrow service provider and based on input from at least one of an escrow agent, a customer, a broker, and another third party; and

employing a videoconferencing system between the first location and the second location for purposes of facilitating the escrow service, wherein the escrow service at least partially comprises conducting an online videoconference meeting regarding an existing escrow between the first escrow service provider and the second party, and the escrow service at least partially comprises a conditional delivery of items from a first party to a third party until certain conditions are satisfied followed by delivery of the items from the third party to the second party.

23. (Canceled)

24. (New) An escrow accommodation system comprising:

a server configured to facilitate an escrow transaction between:

a first escrow client subsystem disposed in a first location, said first escrow client subsystem including:

first software configured to facilitate the escrow arrangement, said first software comprising code for running customized escrow applications customized for the first location and based on input from at least one of an escrow agent, a customer, a broker, and another third party,

a first video device operable to receive and communicate first video escrow information via the server based on instructions from said first software, said first video device comprising a first camera configured to be operated with the first software to facilitate an online videoconference meeting regarding an existing escrow, and

a second escrow client subsystem disposed in a second location, said second escrow client subsystem including:

second software configured to facilitate the escrow arrangement,

a second video device operable to receive and communicate second video escrow information via the server based on instructions from said second software, said second video device comprising a second camera configured to be operated with the second software to facilitate the online videoconference meeting regarding the existing escrow,

wherein the server interfaces with a network thereby connecting said first and second client subsystems.

25. (Previously Presented) The escrow accommodation system of claim 15, wherein the escrow office is an independent escrow office.